

Friedman, Glorioso, Cohen & McFadyen,
Solicitors

303 E. Fayette Street
Baltimore, Maryland 21202

SUBSTITUTED TRUSTEES' SALE OF VALUABLE

FEE-SIMPLE PROPERTY
507 ELLROSE COURT
FREDERICK, MARYLAND 21701

Under and by virtue of the power of sale contained in a certain Deed of Trust from Edward R. Honeycutt and Donna K. Honeycutt to Shirley A. Stack and Leslie K. Glassberg, Trustees, dated June 25, 1982 and recorded in Liber 1174, folio 241, among the Land Records of Frederick County, Maryland, the holder of the indebtedness secured by the Deed of Trust having appointed Alvin E. Friedman and Mark H. Friedman, Substituted Trustees by Instrument duly executed, acknowledged and recorded among the Land Records of the County aforesaid, default having occurred under the terms thereof and at the request of the parties secured thereby, the undersigned Substituted Trustees will offer for sale at public auction on the premises, on
TUESDAY, MARCH 12, 1985

AT 1:35 O'CLOCK P.M.

ALL THAT LOT OF GROUND AND THE IMPROVEMENTS THEREON situate in Frederick County, Maryland and described as follows:

Lot numbered FOUR (4) as shown on a subdivision plat entitled "Plat One, Subdivision of Parcel 'G', Section Eight, HILLCREST ORCHARDS", as recorded in Plat Book 22, folio 194, among the Land Records of Frederick County, Maryland.

Said land and improvements being now or formerly known as 507 Ellrose Court, Frederick, Maryland 21701.

The property is in fee-simple and improved by a 2-story dwelling.

The property will be sold in an "as-is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any with no warranty as to the description of the improvements.

TERMS OF SALE: A cash deposit or certified check for \$7,000 at the time of sale, balance in cash upon final ratification of sale by the Circuit Court for Frederick County, interest to be paid on unpaid purchase money at the rate pursuant to the deed of trust note from date of sale to date of settlement, in the event the property is purchased by someone rather than the noteholder. Taxes and water rent to be adjusted to date of sale. All other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps and transfer taxes shall be borne by the purchaser.

**Alvin E. Friedman,
Mark H. Friedman,
Substituted Trustees**

ALEX COOPER AUCTS., INC.
908 YORK ROAD
TOWSON, MARYLAND 21204
301-828-4838

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